

**11 GAYTON ROAD, LONDON NW31TX:  
Design and Access & Heritage Statement.**

**PROPOSED MANSARD ROOF EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE:**

**Introduction:**

This Statement has been prepared in support of the application for the roof extension at the above address. The property is a four storey mid terrace building comprising of Lower ground, ground floor, first floor & Second Floor level. The property is part of a long block of terraced properties located on the north side of Gayton Road close to the junction with Hampstead High Street.

**Site Assessment:** The site is located in Hampstead Conservation Area and would benefit from this DAS that explains the proposals and extent of the development.

**Proposal:**

The proposal is for a roof extension with Mansard walls to the front of the building. We are proposing to keep the existing butterfly roof feature to the rear with a new mansard wall starting at the existing rainwater hopper level. The proposal is for a flat roof to minimize impact on the adjoining neighbours. The Mansard has been designed with considerations to the fact that the building is situated in a conservation area. The front mansard is set back 1m from the existing parapet wall & it cannot therefore be seen from the front elevation or from the front of the building. The Mansard therefore is only to the rear of the building with particular attention to its design & material finish. The rooflights will be conservation style rooflights and they have been positioned just for light and ventilation of the loft space. The design follows other designs approved by the council in Gayton road & the Hampstead area and has been prepared in keeping with Camdens planning guidelines & policies for the Hampstead conservation area.

**Materials and Appearance:**

The proposed extension is to be finished in matching brick & the Mansard will not be visible from the front of the property at Gayton Road. The Mansards will be constructed of materials that match the existing building and be finished in hung tiles to match the texture and appearance of the existing roof.

**Access:**

There are no modifications to the existing access into the building from the street level as the property is a family dwelling. Access to the proposed loft will be via the proposed interior stair shown in drawing 106P which starts from the third floor of the building. Means of escape from the loft will be via this proposed stair and through the existing stairs and front doors as shown in the drawings 102P and 106P.

**7.00 Use:**

The existing use is residential for a single family and will remain as such.

**8.00 Waste Disposal and Recycling:**

The existing arrangements and storage will remain unaffected by these proposals